

MEMORANDUM

TO: Town Clerk
Park and Recreation Department

FROM: Jeremy B. Ginsberg

DATE: March 27, 2009

SUBJECT: Special Meeting

The Planning and Zoning Commission will hold a special meeting on Tuesday, March 31, 2009 at 8:00 P.M. in Room 119 of Town Hall. A copy of the agenda is below.

PLANNING AND ZONING COMMISSION SPECIAL MEETING AGENDA

		Room 119
Tuesday, March 31, 2009	8:00 P.M.	Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding Land Filling & Regrading Application #221, Robert & Kitty Lavin, 480 Middlesex Road. Proposing to fill and regrade adjacent to an existing residence to create a flat yard area and to perform related site development activities. The subject property is located on the east side of Middlesex Road, approximately 350 feet south of its intersection with Saddle Ridge Road, and is shown on Assessor's Map #6 as Lot #158 in the R-2 Zone. *PUBLIC HEARING OPENED 2/24/2009, AND CONTINUED TO 3/24 AND 3/31. DEADLINE TO CLOSE PUBLIC HEARING IS 3/31, UNLESS EXTENSION IS GRANTED BY APPLICANT.*

Subdivision Application #323-A, Coastal Site Plan Review #222-A, Flood Damage Prevention Application #244-A, Land Filling & Regrading Application #176-A, James & Katherine Kane, 147 Five Mile River Road. Proposal to raze the existing residence, garage and cottage; abandon the existing septic systems; subdivide the subject property; construct one new residence on each of the two properties and a pool on one of the properties; tie the new residences into the existing sanitary sewer system; and to perform related site development activities within regulated areas. The subject property is located on the east side of Five Mile River Road approximately 1,500 feet south of its intersection with Davis Lane, and is shown on Assessor's Map #67 as Lot #9 in the R-1/2 Zone.

Coastal Site Plan Review #242, Flood Damage Prevention Application #271, Land Filling & Regrading Application #222, Marta LaRock, 2546 Boston Post Road. Proposing to construct an in-ground pool with associated grading and landscaping and perform related site development activities within regulated areas. The subject property is on the south side of Boston Post Road, approximately 400 feet west of its intersection with Weeds Landing, and is shown on Assessor's Map #54 as Lot #2 and is located in the R-1/2 Zone.

Land Filling & Regrading Application #223, Nassau Mansfield Avenue, LLC, 49 Mansfield Avenue. Proposing to regrade within fifteen feet of the north and south property lines in conjunction with the construction of a new single-family residence and to perform related site development activities. The subject property is located on the west side of Mansfield Avenue approximately 200 feet north of its intersection with Sedgwick Avenue, and is shown on Assessor's Map #17 as Lot #14 in the R-1/3 Zone.

GENERAL MEETING

Modification of Coastal Site Plan Review #233, Flood Damage Prevention Application #261, Mitchell & Kerry Ross, 10 Nickerson Lane, R-1 Zone.

Proposal to add an entry door from the rear yard directly into the mudroom area; to relocate the proposed HVAC units; and to reconfigure the pool equipment concrete pad, within a regulated area.

Brief discussion regarding uses within the DOR-1 and DOR-5 Zones.

Deliberation and possible decisions regarding the following two items:

Coastal Site Plan Review #241, Flood Damage Prevention Application #270, Ian Duncan, 87 Nearwater Lane. Proposing to construct a pier, dock and float and perform related site development activities within regulated areas. The subject property is on the west side of Nearwater Lane, approximately 400 feet south of its intersection with Nickerson Lane, and is shown on Assessor's Map #52 as Lot #4 and is located in the R-1 Zone.

Proposed Amendments to the Darien Zoning Regulations put forth by the Planning & Zoning Commission. Proposal to allow blade signs in the Central Business District (CBD), Neighborhood Business (NB) and Designed Commercial (DC) zones. Blade signs are signs that are affixed to and project from a building.

Deliberation ONLY on any public hearings closed on 3/31.

Approval of Minutes

March 24, 2009 General Meeting/Public Hearing

This being a Special Meeting, no other business can be added.

ADJOURN.